

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-20196 - APPLICANT: RED ROCK MOTORCYCLES
SALES - OWNER: SUMMIT GLOBAL LLC.**

**** CONDITIONS ****

The Planning Commission (5-0-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0045-88 { 1 }), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-20196) shall be required.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. Landscape and maintain all unimproved right-of-way, if any, on Rainbow Boulevard adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping, if any, located in the Rainbow Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
12. Site development to comply with all applicable conditions of approval for the Rainbow/Sahara commercial subdivision and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose for this application is to make façade and other architectural changes to an existing 104,113 square-foot building. A companion Special Use Permit (SUP-20198) for a motorcycle dealership will be held concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Rezoning (Z-0045-88) from N-U (Non-Urban) to C-1 (Limited Commercial) for a 273,740 square foot shopping center with eight smaller retail buildings totaling 37,500 square feet. Planning Commission and staff recommended approval.
11/28/88	The City Council approved a Review of Elevations for the proposed Home Club store on property located on the northeast corner of Sahara Avenue and Rainbow Boulevard. Planning Commission and staff recommended approval.
04/25/89	The Planning Commission denied a Review of Condition on the Rezoning that prohibited outside storage.
05/17/89	The City Council approved a request for a Plot Plan and Building Elevation Review (Z-0045-88) of proposed retail shops on property located on the southeast corner of O'Bannon Drive and Rainbow Boulevard. Planning Commission and staff recommended approval.
08/16/89	The City Council followed the recommendation of the Board of Zoning Adjustment to deny a Variance (V-0057-89) request for a pallet enclosure area and approved a companion request to allow a garden center for the sale of plants, fertilizers, and other garden-related items.
04/12/07	The Planning Commission recommended approval of companion item SUP-20198 concurrently with this application. The Planning Commission voted 5-0-1/sd to recommend APPROVAL (PC Agenda Item #14/jk).
<i>Pre-Application Meeting</i>	
02/14/07	At the pre-application meeting the applicant was informed that the proposed use would require the approval of a Special Use Permit and the building alterations would require approval of a Site Development Plan Review. The applicant was advised that the servicing of motorcycles could not be the primary use and must be ancillary to the sale of motorcycles for this business to be conducted in the C-1 (Limited Commercial) zoning district via an approved Special Use Permit.

<i>Neighborhood Meeting</i>	
03/19/07	The meeting was held at the Las Vegas Harley-Davidson/Buell, 7100 W. Sahara Ave., Las Vegas, NV at 6:00 pm. The applicant had five representatives at the meeting. The meeting was also attended by one Council member, one Council liaison, and one Planning Department staff member. No members of the public were in attendance.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	7.76 ac

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-family	R(Rural)	R-D (Single-family Residential Restricted) & R-E (Residential Estates)
South	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-family	M (Medium)	R-PD16
West	Retail Center & Automobile Dealership	SC (Service Commercial) & GC (General Commercial)	C-1 (Limited Commercial) & C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	7.76 ac	N/A
Min. Lot Width	100 Feet	515 Feet	Y

Min. Setbacks			
• Front	20 Feet	340 Feet	Y
• Side	10 Feet	71 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	89.3 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	<50%	Y
Max. Building Height	N/A	45 Feet	N/A
Trash Enclosure	50 Feet	115 Feet	Y
Mech. Equipment	Screened	Screened	Y

The proposed use will be conducted within an existing commercial building. The only changes to the exterior of the building will be façade changes on the west side of the building, which will increase the height of the building's entrance.

Pursuant to Title 19.12, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	68 Trees	34 Trees	N*
Buffer:	1 Tree/30 Linear Feet	20 Trees	7 Trees	
Min. Trees	1 Tree/20 Linear Feet	66 Trees	24 Trees	N*
TOTAL		154 Trees	65 Trees	N*
Min. Zone Width	15 Feet & 8 Feet		15 Feet & 14 Feet	Y
Wall Height	6 Feet		6 Feet Existing	Y

* This commercial center was constructed prior to current parking lot landscaping standards.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motorcycle Sales	104,113 sq. ft.	1:250	408	9			
TOTAL (including handicap)			417		1136*		Y
Loading Spaces	50-Foot by 67-Foot, 4-Bay loading dock						Y

The total parking as identified through building permit files within entire Rainbow/Sahara Commercial Subdivision.

ANALYSIS

Site Plan:

The applicant is not proposing any changes with respect to expanding the building.

Elevation Plan:

The applicant is proposing to modify the exterior facade of the building and to add stone accents as well as change the exterior paint scheme of the building. The proposed building will have a medium-toned cream color for the body of the building. The building trim will consist of a light-colored cream and a dark brown. A fourth paint (a rust-colored brown) will be used to create a three dimensionally articulated wainscot. The building will also have stone veneer trim around the doors and window areas. Additionally, the applicant proposes to increase the height of the west façade to 45 feet at the doors and 37 feet at the windows from the present height of 32 feet. The increased facade at the doors is to support graphic images of motorcycles.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with the adjacent development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan and Title 19. In fact, the proposed use will provide a stable tenant for this building, which has had several tenants over the past few years.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site is bounded by Sahara Avenue and Rainbow Boulevard, both of which are designated as 100-foot Primary Arterials on the Master Plan of Streets and Highways. The proposed use will not negatively impact any of the roadways in this area.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed use will be conducted in an existing building. The proposed changes to the building are a marked improvement over the existing building design.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed changes to the building are a marked improvement over the existing building design and are harmonious and compatible with the shopping center within which the building is sited.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed use requires building permits and a business license and; therefore, should not negatively impact the public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 143 by Planning Department

APPROVALS 0

PROTESTS 0